



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

August 29, 2013

REQUEST: Street Closing/Closing Portion of Fairmount Avenue between East Street and Aisquith Street.

RECOMMENDATION: Approval subject to comments from the Department of General Services

STAFF: Kenneth Hranicky

PETITIONER: Administration (Department of Planning)

OWNERS: Mayor and City Council

SITE/ GENERAL AREA

Site Conditions: The requested street closing lies between East and Aisquith Streets. It is an improved right-of-way with sidewalks. The right-of-way is approximately 275 feet in length and 30 feet in width. The right-of-way serves as rear access to buildings fronting E. Fayette and Baltimore Streets. The area is zoned B-3-3. Transform zoning is I-MU.

General Area: The right-of-way is located in the Jonestown neighborhood. The area is characterized by commercial, light industrial, residential and institutional uses.

HISTORY:

- Ordinance #939, approved on December 14, 1978, established the Jonestown Urban Renewal Plan.
- Amendment #8, dated May 10, 2004, approved by the Mayor and City Council of Baltimore by Ordinance No. 04-797, dated July 23, 2004.

CONFORMITY TO PLANS

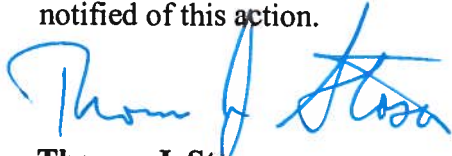
This action supports and conforms to the Jonestown Urban Renewal Plan. Relative to the City of Baltimore Comprehensive Master Plan, these actions support Goal 1: Strengthen Identified Growth Sectors; Objective 1: Retain and Attract Businesses in all growth Sectors.

ANALYSIS

The City supports the street closing of Fairmont Avenue between East and Aisquith Streets as a means of making the Hendler Creamery site a more attractive development site. The Hendler Creamery site is city block bounded by the 1100 block of E. Fayette Street to the north, 1100 block of E. Baltimore Street to the south, with Aisquith and East Street the east and west boundaries respectively. The Baltimore Development Corporation has been working over the last several years to dispose of the site for redevelopment. The development potential of the site includes four parcels, and two owners, that straddle the proposed street closing. Two parcels front Baltimore Street and the other two parcels front Fayette Street. Fairmount Avenue runs in between the parcels. Based on previous development proposals, this portion of Fairmount would need to be closed and sold in order to consolidate the parcels into one large development site. This street closure would make the site more marketable and encourage a development project for the City of Baltimore.

Planning staff finds that the subject street is no longer needed for public purposes and can be closed; the right-of-way declared surplus property and sold, subject to the requirements of the Department of General Services.

Historic Jonestown Business Association, Jonestown Planning Council, Inc., Pleasant View Gardens Resident Council, and Homeowners Association of Pleasant View Gardens were notified of this action.



Thomas J. Stosur
Director